

## Message Text

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51

ACTION NEA-10

INFO OCT-01 ISO-00 SY-05 SSO-00 FBOE-00 A-01 /017 W

----- 054299

O R 161000Z JUN 75

FM AMEMBASSY DAMASCUS

TO SECSTATE WASHDC IMMEDIATE 3718

INFO AMEMBASSY BEIRUT

UNCLAS DAMASCUS 2250

DEPT FOR NEA/EX JONES

NEA/ARN FOR AMBASSADOR MURPHY

A/SY FOR DIKOE AND ST. MARS

BEIRUT FOR RSS AND RMO

EO 11652: N/A

TAGS: AFSP, SY

SUBJECT: LEASING NEW MARINE HOUSE

1. EMBASSY URGENTLY NEEDS INCREASE OF MARINE DETACHMENT BY MINIMUM OF ONE MARINE TO PROVIDE SECURITY COVERAGE FOR EXPANDING OFFICE SPACE WHICH HAS INCREASED FROM JUST CHANCERY TO NOW INCLUDE THREE (3) ANNEXES, CONSULAR, GSO, ECON/COMMERCIAL; USIA. THE AID MISSION, NOW LOOKING FOR OFFICE SPACE, WILL SOON CREATE ANNEX NO. 4 ALSO REQUIRING SECURITY COVERAGE.

2. PRESENT MARINE HOUSE IS INADEQUATE FOR THE FIVE MARINES NOW LIVING THERE AND HAS BEEN CAUSE FOR REPEATED COMPLAINTS BY MARINES, THE RSS AND RMO. ALTHOUGH THEY DO NOT CHALLENGE OUR NEED, BOTH THE RSS AND RMO HAVE RECOMMENDED THAT NO ADDITIONAL MARINES BE ASSIGNED TO DAMASCUS UNTIL BETTER MARINE QUARTERS ARE PROVIDED.

3. EMBASSY HAS LOCATED, IN MEZZE QUARTER OF THE CITY, A SINGLE VILLA WHICH PROVIDES OUTSTANDING FACILITIES FOR A MARINE HOUSE. IT CAN PROVIDE SIX (6) SINGLE BEDROOMS AND WITH SLIGHT MODIFICATION, TWO ADDITIONAL BEDROOMS COULD BE PROVIDED. DESCRIPTION OF VILLA IS UNCLASSIFIED

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AS FOLLOWS. GROUND LEVEL: TWO ROOMS AND KITCHEN,

LARGE COVERED, POLISHED, STONE TERRACE, LARGE GARDEN SUITED FOR RECREATION AND EXERCISE PURPOSES. FIRST FLOOR: STUDY, ALRGE LIVING ROOM, DINING ROOM AND SALON WHICH COULD BE CONVERTED TO BEDROOM LATER IF NECESSARY. LARGE MODERN KITCHEN WITH EXCELLENT COUNTER AND CABINET SPACE AND EUROPEAN STYLE BATHROOM. SECOND FLOOR: FIVE BEDROOMS WITH TWO LARGE EUROPEAN STYLE BATHROOMS. THE FIFTH BEDROOM IS A TWO ROOM MASTER SUITE WHICH LANDLORD HAS AGREED TO PARTITION TO PROVIDE TWO LARGE SINGLE BEDROOMS MAKING A TOTAL OF SIX BEDROOMS ON THIS FLOOR. FOUR BEDROOMS HAVE BUILT-IN CLOSETS. ROOF OF VILLA HAS TWO WATER STORAGE TANKS WITH A CAPACITY OF FOUR TONS PROVIDING, ACCORDING TO THE LANDLORD, FIVE DAYS OF WATER IN CASE WATER IS CUT OFF. PROPERTY ALSO HAS AN ATTACHED GARAGE WHICH WOULD PROVIDE PROTECTED OVERNIGHT PARKING FOR GOV WHICH WILL BE USED BY MARINES. THE VILLA IS LOCATED 3 MILES FROM EMBASSY. TELEPHONE IS ALREADY INSTALLED. RADIO CONTACT BETWEEN VILLA AND EMBASSY HAS BEEN TESTED AND PRESENT EQUIPMENT IS MORE THAN ADEQUATE.

4. LANDLORD WILL AGREE FIVE (5) YEARS LEASE AT LS 80,000 (\$21,920) PER ANNUM WITH FIRST TWO YEARS RENT PAYABLE IN ADVANCE AND ANNUALLY THEREAFTER. SPACE OF THIS TYPE IS NOT AVAILABLE NOW IN ABU RUMANEH AREA BUT IF AVAILABLE WOULD COST CONSIDERABLY MORE THAN PRICE MENTIONED ABOVE, CERTAINLY OVER 100,000 ( 27,400) LS PER ANNUM.

5. RMO WHO JUST FINISHED MARINE INSPECTION IN DAMASCUS, AND RSO BOTH STRONGLY RECOMMEND LEASING THIS PROPERTY WHICH IS NOW UNOCCUPIED AND COULD BE MOVED INTO PRIOR JUNE 30. PRESENT MARINE HOUSE COULD BE USED TO PROVIDE OFFICE SPACE FOR AID WHO ARE NOW OPERATING IN GROUND SPACE OF EMBASSY. SHOULD AID LATER DECIDE THEY NEED MORE SPACE, APARTMENT COULD BE USED FOR PROPOSED AID ENGLISH LANGUAGE TRAINING CENTER OR FOR TRANSIENT APARTMENT WHICH MISSION SORELY NEEDS IN VIEW OF INADEQUATE HOTEL SPACE IN DAMASCUS AND NUMBER OF VISITORS AND TDYERS OF ALL AGENCIES, CONSTANTLY VISITING DAMASCUS.

6. EMBASSY PROPOSED USING THREE OF APARTMENTS IN KASSAA  
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(NASRALLAH BUILDING) FOR MARINES USE BUT RMO TURNED PROPOSITION DOWN IN VIEW UNDESIRABLE LOCATION (DISTANCE, NOISE, APPEARANCE, ETC.).

7. ACTION REQUESTED: APPROVAL TO LEASE PROPOSED VILLA FOR USE AS MARINE HOUSE AND PROVISION OF \$43,840 OF FY-1975 FUNDS TO COVER TWO YEARS ADVANCE RENT.  
PELLETREAU

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NNN

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